



The San Antonio Tree Preservation Ordinance which is effective throughout San Antonio and its extraterritorial jurisdictional area (ETJ) has been revised. There are submittal requirements at the Master Development Plan (MDP) stage, platting stage, and at the building permit stage. A Tree Permit is required before site work is initiated. This permit can be obtained at any stage of development and is valid for 180 days or through the development process. If the project began before the effective date of the revised ordinance, March 13, 2003, then the applicant may request a vested rights determination (VRP) from the Development Services Department.

Protected trees are defined as :

Common Name	Scientific Name	Significant DBH*	Heritage DBH
All tree species except the 'Small Tree Species' listed below		6	24
Condalia, Brazil Tree, Bluewood Condalia	<i>Condalia hookeri</i> , <i>C. viridis</i>	2	8
Crabapple, Texas; Downy Hawthorn	<i>Crataegus texana</i>	2	8
Persimmon, Texas	<i>Diospyros texana</i>	2	8
Possum Haw	<i>Ilex decidua</i>	2	8
Redbud, Texas	<i>Cercis canadensis</i> var. <i>texana</i>	2	8
Texas Mountain Laurel	<i>Sophora secundiflora</i>	2	8

* DBH = Diameter measured 4.5' above ground level

For the **Master Development Plan** stage a Master Tree Stand Delineation Plan is required. This includes an aerial photo with an overlay of the project, an outline of the tree(s) areas and basic non-committal information.

For all platting, site work, and building permits a **Tree Affidavit/Permit** application must be submitted. There are 4 options to choose from on the application. Option 1 is used when no protected trees are on the site; Option 2 is used when the proposed activity will not damage or remove a protected tree; Option 3 is used with a vested rights determination; and Option 4 is used when protected trees will be removed. Except for platting, Options 2 and 4 require a tree preservation plan. For platting only, an aerial with an overlay of the plat may be submitted for Option 2.

A **Tree Preservation Plan** consists of the following:

- ❖ A Tree Survey with:
 - existing and/or proposed topography;
 - location of property lines, set backs, easements, existing or proposed right-of-ways, sidewalks, and staging areas;
 - location, species and size in diameter inches of each protected tree and any mitigation tree(s).
- ❖ A Tree Inventory that summarizes:
 - total number of diameter inches of protected tree(s);
 - inches to be removed and to be preserved;
 - any mitigation trees (trees down to 2½" DBH can be considered for preservation points).
- ❖ Tree Protection Notes with specifications and details of tree protection during construction.

For **Commercial, Multifamily and Other Development**, unless a Tree Stand Delineation is used, Significant trees are located and tagged on the site excluding street right-of-ways (ROW) and easements. Forty percent (40%) of the total

diameter inches of Significant trees greater than 6" and 40% of the Small Tree Species must be preserved. Heritage trees must be located throughout the entire site and 100% preserved. Mitigation is allowed and landscape points up to 40 of the required 70 points may be achieved by preservation of trees. (See Landscape Ordinance Brochure)

Removal of protected trees on existing commercial properties requires a permit.

For **Single Family Residential Development**, Significant trees on each lot are located excluding street ROW and easements and 35% of the total diameter inches must be preserved. One hundred percent (100%) of the Heritage trees are preserved throughout the lot. In addition, the homebuilder is required to plant, two native 2-inch shade trees on each lot with a home.

Residential sites where construction has been completed and the home is being occupied do not require a permit unless it is in an Historic District.

Mitigation

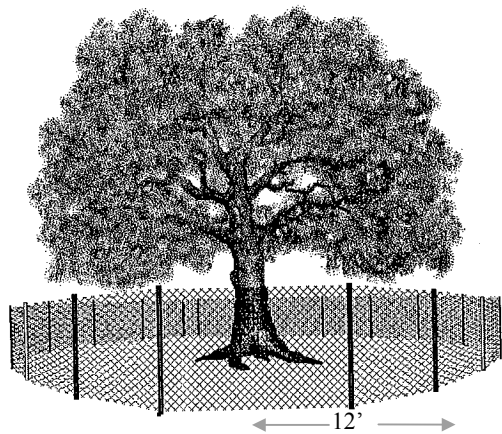
Trees can be removed in excess of the minimum preservation requirement if mitigated. At least 10% of the total diameter inches are required to be preserved in place. Significant trees are mitigated at a ratio of 1" to 1" and Heritage trees at a ratio of 3" for every 1" removed. No more than 25% of the mitigated trees should be the same species. In lieu of planting mitigation trees, payment may be made to the Tree Mitigation Fund. Revenue collected in this fund will be used to support tree planting throughout the City of San Antonio.

The location of all proposed buildings and improvements should be oriented in a manner which allows for the saving of the greatest number and diversity of trees. All Tree

Preservation, Landscape and Streetscape requirements may be met through the preservation of trees and understory vegetation on the site.

Root Protection Zone (RPZ)

Tree protection fencing must include the (RPZ). The required RPZ is 1' for every 1" DBH for commercial projects. Although there is no RPZ for residential projects, it is recommended that trees be protected to insure long term health of the tree(s). A six-inch (6") layer of coarse mulch on the RPZ may be required based on a site inspection.



A 12" DBH tree would have a RPZ with a radius of 12' from the trunk for a commercial site.

Inspections

Field inspections are initiated upon submittal of a Tree Affidavit/Preservation Permit application. Trees and vegetation designated to be preserved need to be protected against damage. Protective fencing must be installed before any site work is initiated and a protective fence inspection is required. A pre-construction meeting may occur at this time. Tree protection fencing must be maintained for the duration of the construction work.

Incentives and Alternatives

Sidewalk setback variances and reduction in parking spaces may be considered in order to preserve trees.

Variances due to hardship may be requested in writing to the City Arborist. Variances involving encroachment of the RPZ must guarantee the life of the tree for 5 years.

Trees may not be damaged or removed from city right-of-ways/parkways/medians without written permission from the City Arborist.

Violations

Any person(s) violating this division shall be subject to a civil penalty up to \$1,000 per violation or a criminal penalty of up to \$200 per violation per day.

Basic Fees

	Residential	Commercial
Tree Permit	\$35/Lot (\$2,000 Maximum)	\$75/Acre (No Maximum)
Plan Review Fee	\$75	\$75
Affidavit Option 1 (No Protected Trees)	\$35/Lot (\$1,000 Maximum)	\$75/Acre (\$2,000 Maximum)

Miscellaneous Fees

Tree Certification Credit	\$100/project & \$1/inch (Tree Mitigation Fund)
Tree Warranty	\$100
Tree Mitigation	\$100/inch (Tree Mitigation Fund)
Tree Maintenance License	\$150/Three Years (Four Hours Continuing Education Required)

REVISED TREE PRESERVATION ORDINANCE



CITY OF SAN ANTONIO

DEPARTMENT OF DEVELOPMENT SERVICES

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